

WILENTZ

—ATTORNEYS AT LAW—

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Claudia Guglielmo

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Practices

Real Estate

Redevelopment

Education

J.D., Widener University School of Law, 1998

B.A., Rutgers University, 1993

Admissions

New Jersey, 1999

U.S. District Court of New Jersey, 1999

Memberships

Commercial Real Estate Women, Inc. - NJ Chapter

New Jersey State Bar Association, Business Law and Real Property, Trust and Estate Law Sections

Claudia Guglielmo is Counsel in the Real Estate and Redevelopment group at Wilentz, Goldman & Spitzer, P.A.

Claudia represents real estate developers, redevelopers, property owners, municipalities, landlords and tenants in all aspects of commercial real estate and redevelopment transactions, with a focus on healthcare properties. She provides comprehensive counsel in drafting entity formation documents, purchase and sale agreements, and completing various due diligence tasks critical to healthcare and other commercial real estate transactions. Claudia is adept at navigating complex commercial closings, appraising title commitments and structuring lender loan documents to best meet her clients' unique financial and operational needs. Her capabilities also extend to representing landlords and tenants on leasing and property management issues, ensuring that healthcare facilities are optimized for and business efficiency.

Claudia regularly represents solar energy providers and hosts in connection with the development of net-metered and community solar photovoltaic (PV) projects, with a focus on representing New Jersey public schools. In connection with solar and other distributed energy projects, Claudia, on behalf of power providers and off-takers, drafts and negotiates power purchase agreements (PPAs), rooftop leases, and associated contracts relating to access rights. She often serves as local counsel to national lenders regarding project eligibility and compliance with NJBPU renewable energy requirements, including the solar renewable energy certificate (SREC) program and the Transition Incentive (TI) program.

In addition to her legal work, Claudia is an active member of the New Jersey Chapter of Commercial Real Estate Women, Inc. (CREWNJ) and the New Jersey Chapter of NAIOP, the Commercial Real Estate Development Association. Through these roles, she promotes diversity, empowers women attorneys, and drives business development in the commercial real estate sector. Claudia mentors the next generation of women attorneys while leveraging these networks to cultivate

relationships, stay informed on industry trends, and advocate for responsible, sustainable development that benefits both her clients and their communities.

Before joining Wilentz, Claudia served as general counsel to one of the largest medical real estate development and management companies in New Jersey. Claudia gained a broad understanding of commercial real estate transactions as general counsel. Earlier in her career, Claudia practiced corporate law for another leading firm in New Jersey.